

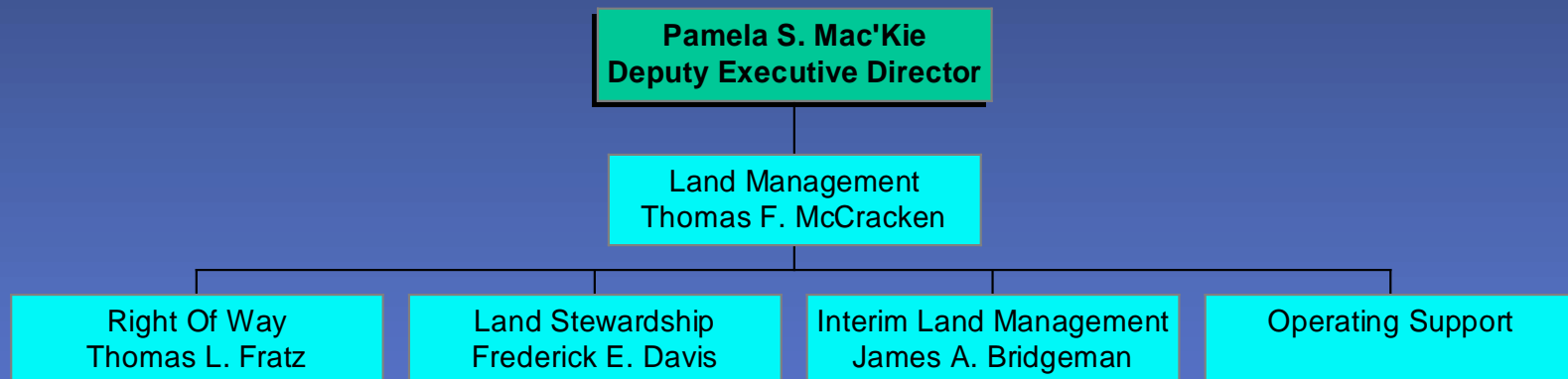
Managing 440,000 Acres of Land

Presented By:
Tom McCracken

March 12, 2003



Land Management Organization Chart



Effective June 27, 2002

Comparison of Program Focus

LAND STEWARDSHIP

- Restore to natural condition
- Maintain natural state in perpetuity
- Resource-based public use
- Partnership solicitations seek best qualified lessee for maximizing restoration functions

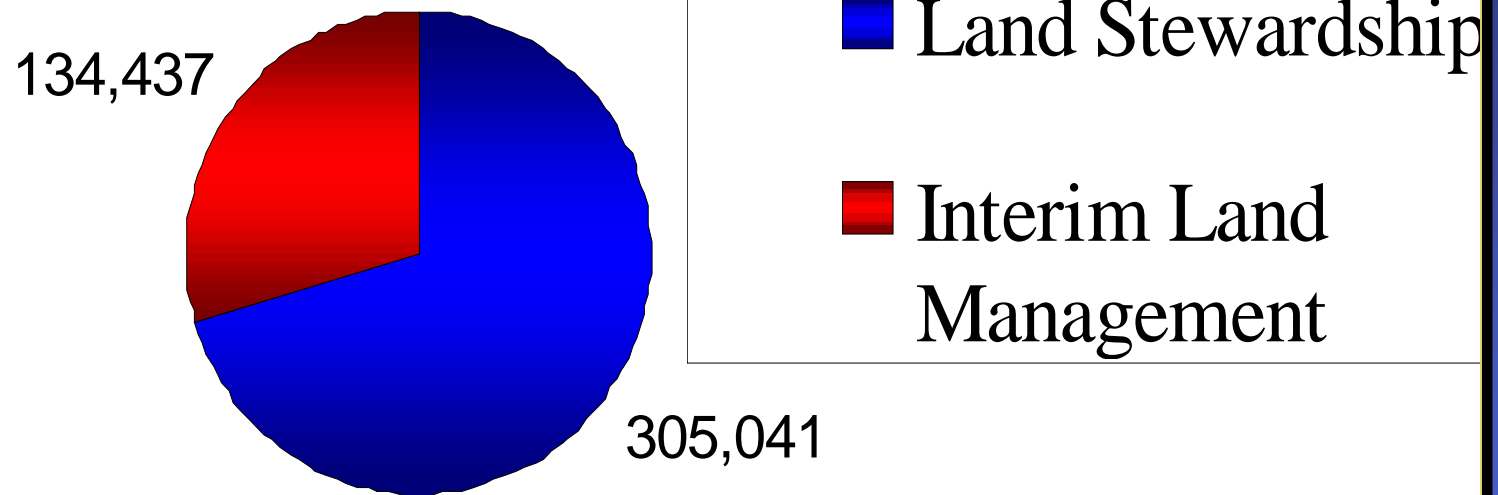
INTERIM LAND MANAGEMENT

- Manage until restoration project implemented
- Minimize taxpayer burden
- Partnership solicitations seek revenue generation & positive economic impact to region

439,478 Acres of Land Owned

- Land Stewardship (Natural area restoration, conservation, recreation lands) 305,041
- Interim Land Management (Project lands for CERP, ECP, Structures, Restoration, etc.) 134,437

Acres of Lands Managed



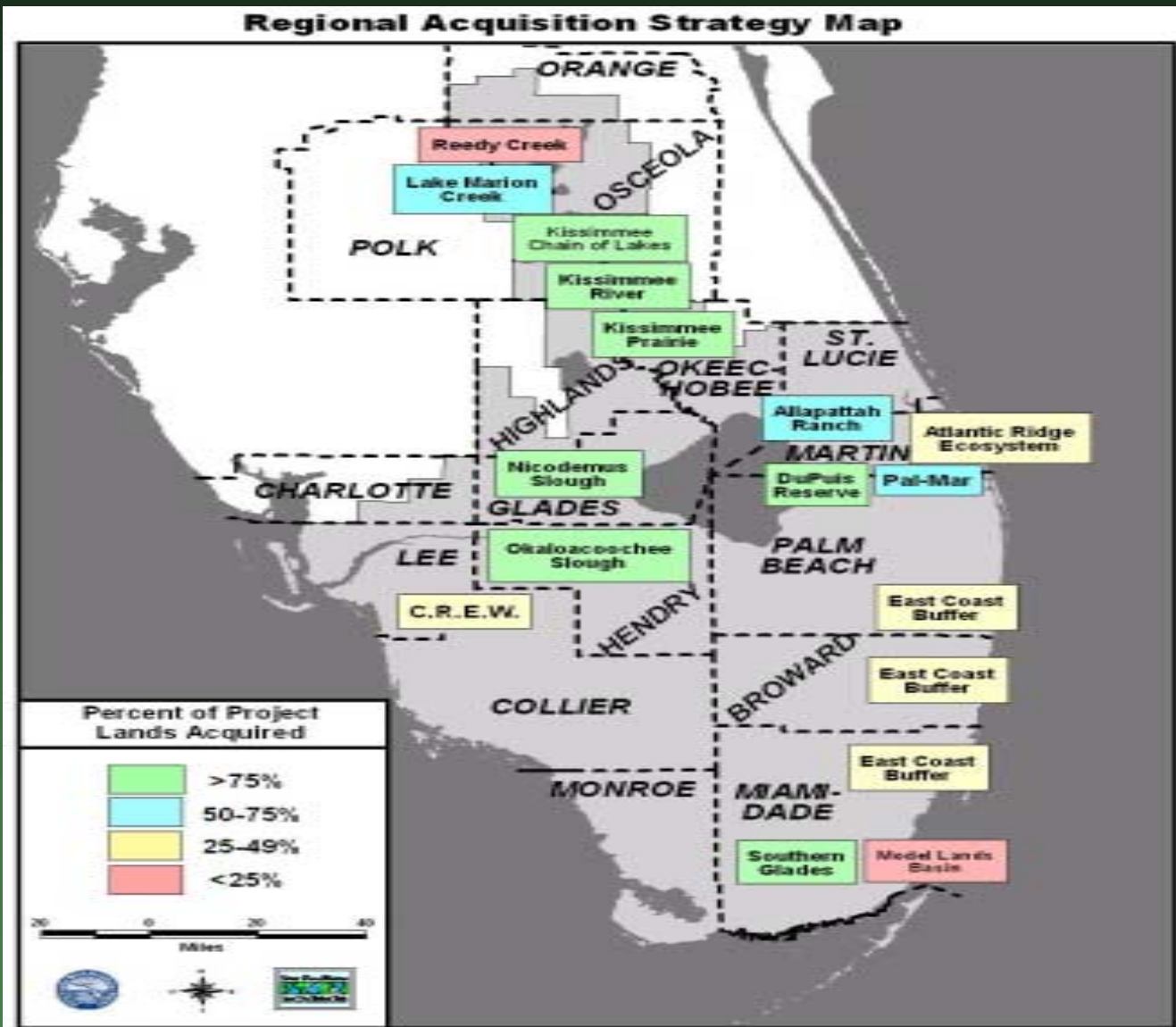
(Does not include 1,800 miles canal ROW or 880,000 acres WCA)



Land Stewardship Program

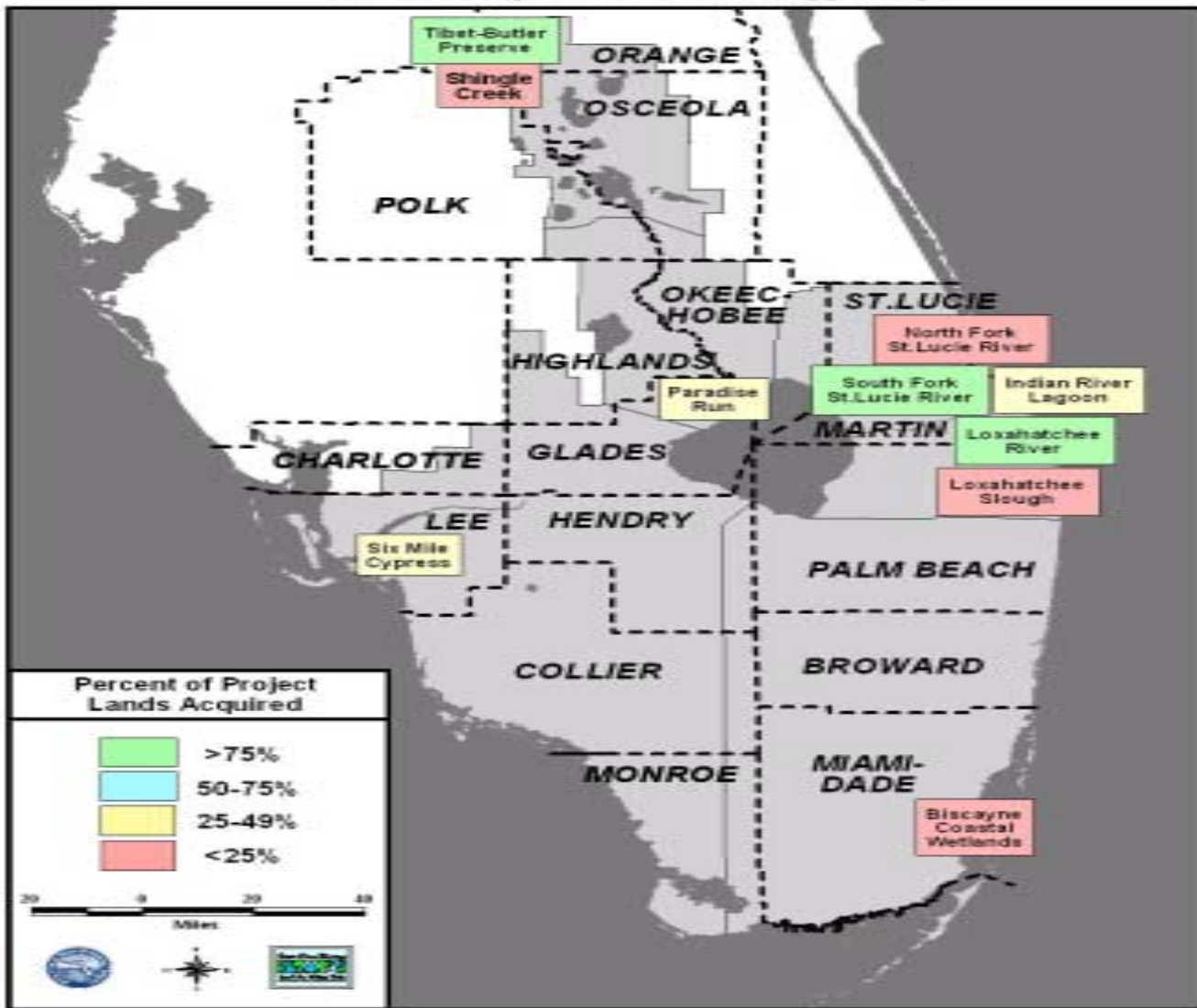
2003 Summary

Presented By: Fred Davis
March 12, 2003



Regional Acquisition Strategy Map

Local Acquisition Strategy Map



Local Acquisition Strategy Map

Land Stewardship Program

Program Goals



Manage, maintain, restore, and protect the natural state and condition of acquired land and water resources.

Make land available to the public for appropriate nature based recreation consistent with protecting the resources.

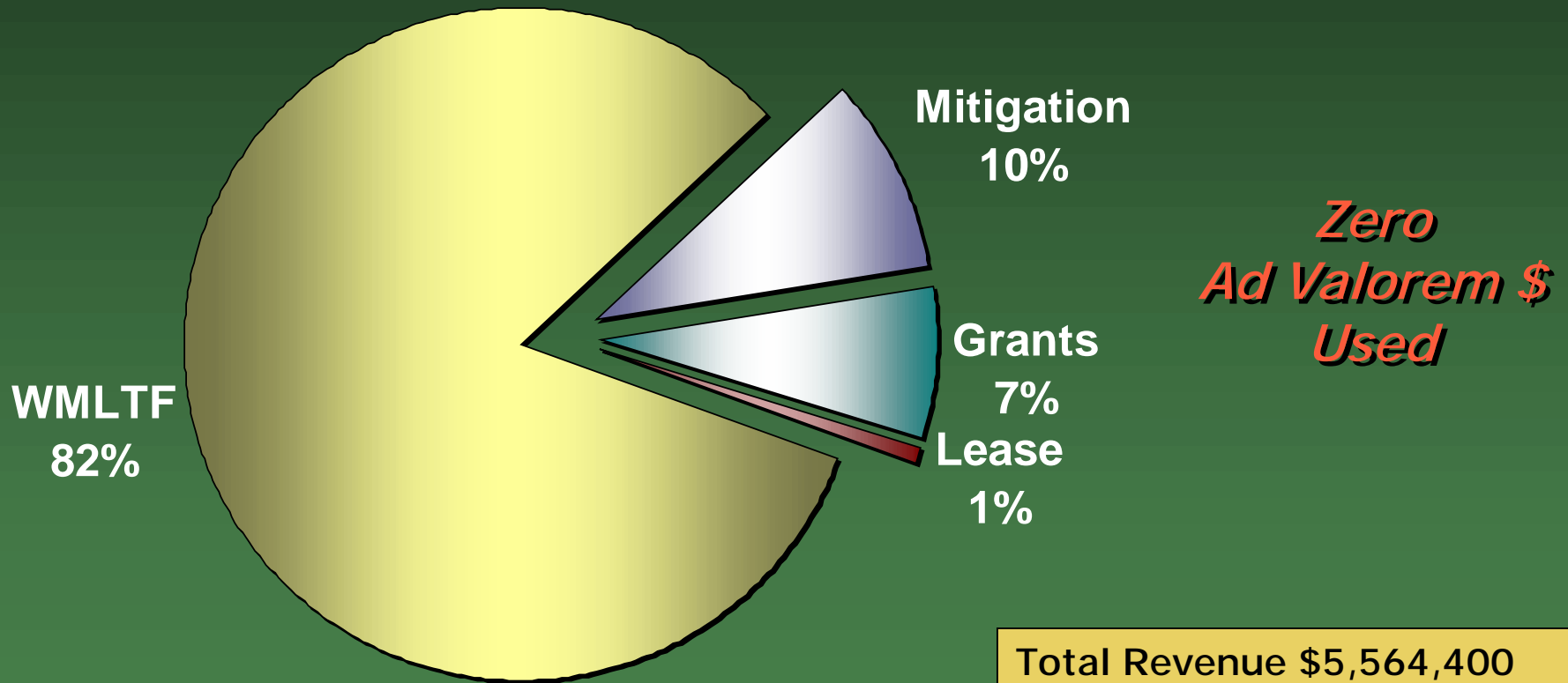
Land Stewardship Program: Scope



- 305,041 Acres acquired
- 28 Projects
- 14 Counties
- 1 billion dollars in land assets
- All major upland and wetland communities

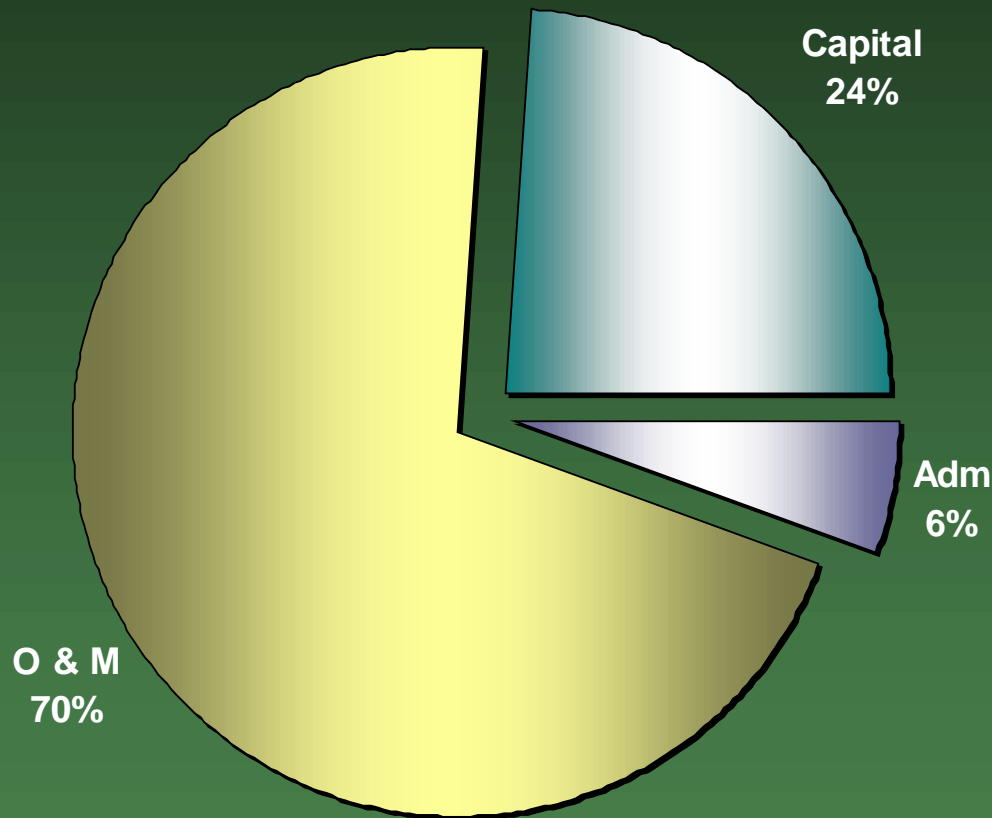
Land Stewardship Program

FY02 Program Revenue



Land Stewardship Program

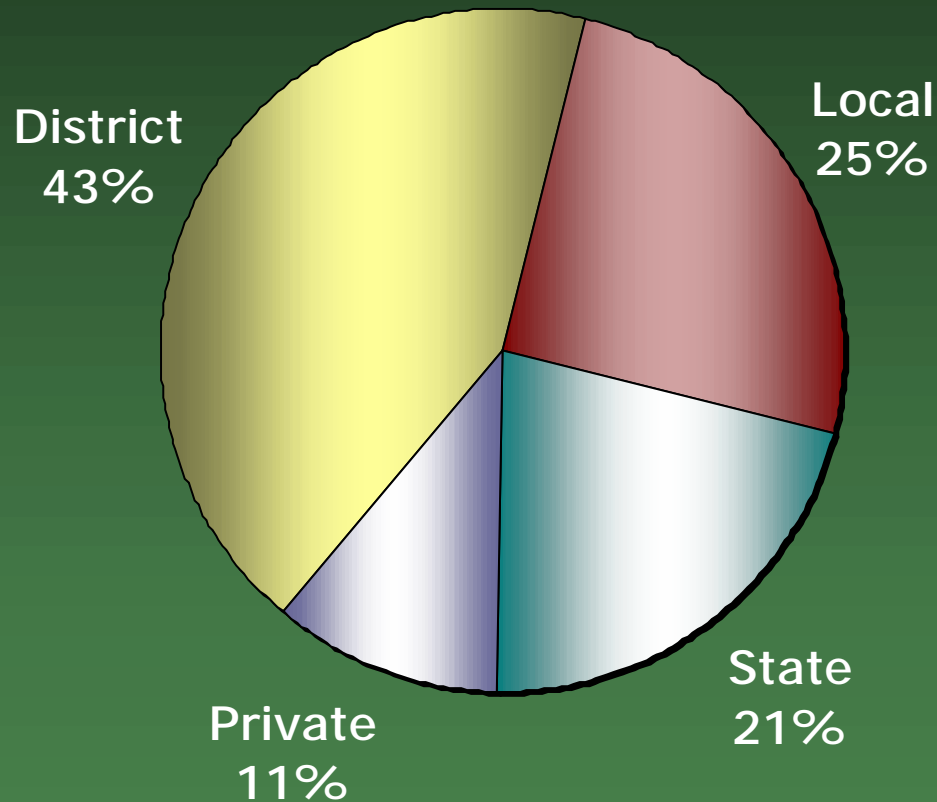
FY02 Program Expenditures



Zero Ad Valorem \$ Used

Total Expenditures \$5,564,400

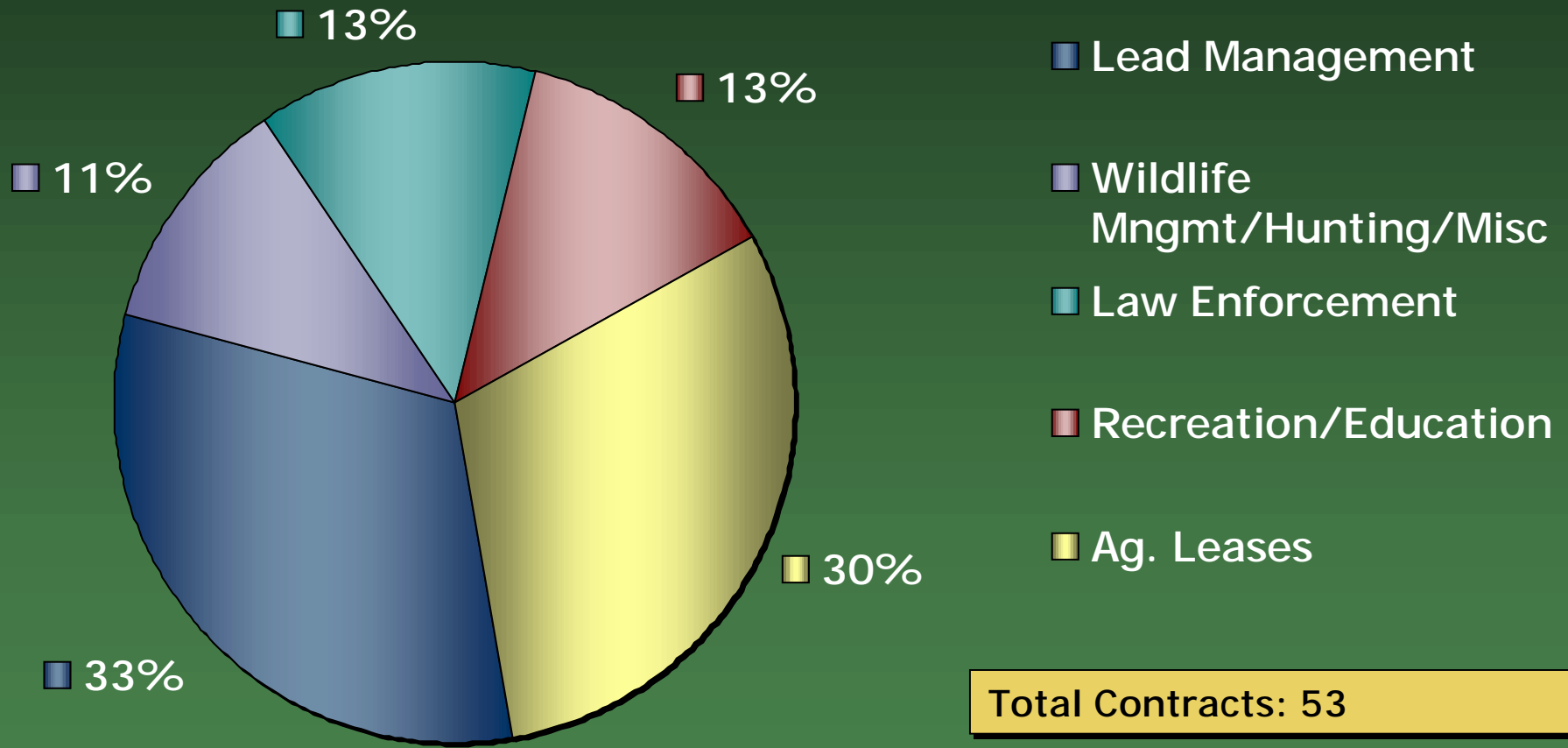
Land Stewardship Program *Lead Managers*



Total Projects: 28

Land Stewardship Program

Management Services Partnerships



Land Stewardship Program

Program Objectives

- Complete/update management plans for all projects
- Restore native communities
- Restore natural fire regime
- Control invasive exotics
- Open lands for appropriate public use
- Employ multiple use practices



DuPuis Management Area

Land Stewardship Program *Planning Process*

Legislative Mandate
Save Our Rivers Program

STEP 1

District Policy
Governing Board Approval

STEP 2

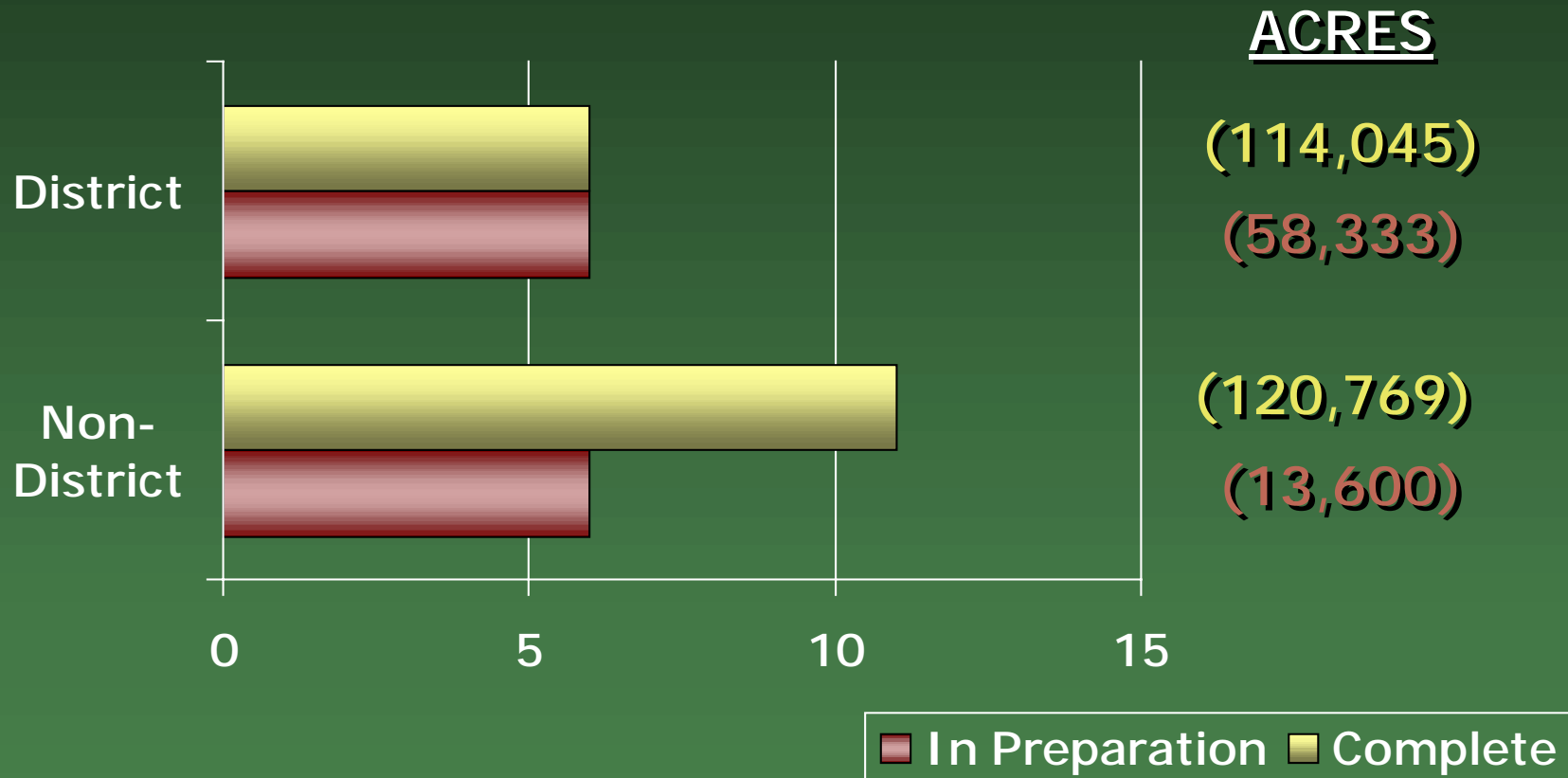
5 Year General Management Plan
*External Review Committee
Governing Board Approval*

STEP 3

Annual Work Plan & Budget
Governing Board Approval

Land Stewardship Program

Status of Management Plans



Exotic Controls



SOUTH FLORIDA WATER MANAGEMENT DISTRICT



GB Workshop: 03/12/03
Item No.: 4
Submittal Date: 03/03/03

sfwmd.gov

Prescribed Burning







"Before" Habitat Restoration



"After" Habitat Restoration







Multiple Use







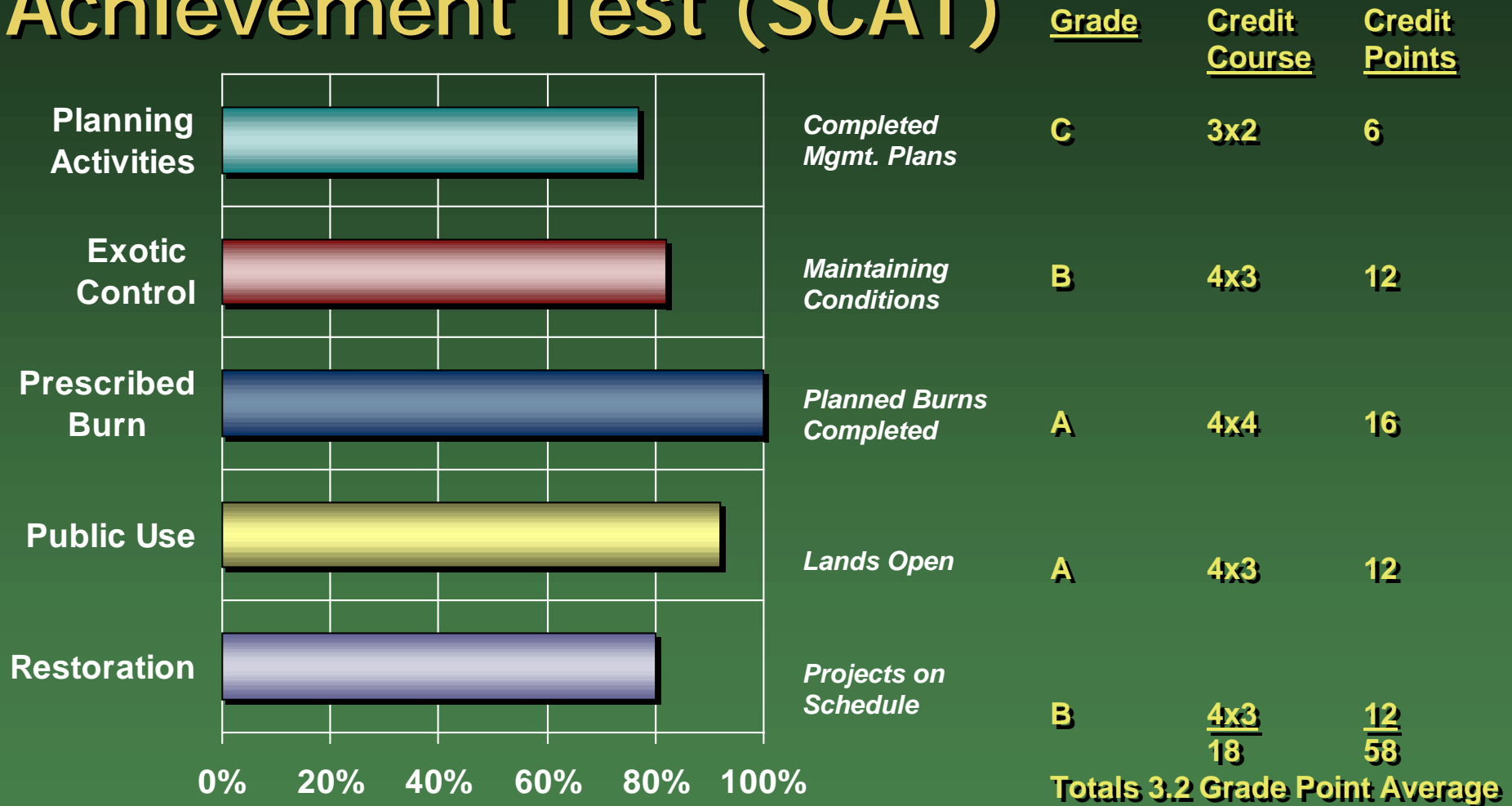
Public Use







Stewardship Comprehensive Achievement Test (SCAT)



Land Stewardship Program

FY02 Summary Report



CONCLUSIONS

- Distributive Management
- Accessible and Diverse Public Use
- Adequate Funding
- Staffing Needs

Interim Property Management Program

Presented By:
Tom McCracken

March 12, 2003



Interim Property Management *Definition*

Interim period is from the date of acquisition to the beginning of construction or conversion to the property's ultimate planned use.

Interim Property Management *Mission*

The Land Management Department will support the District's overall mission by providing high quality interim land management that:

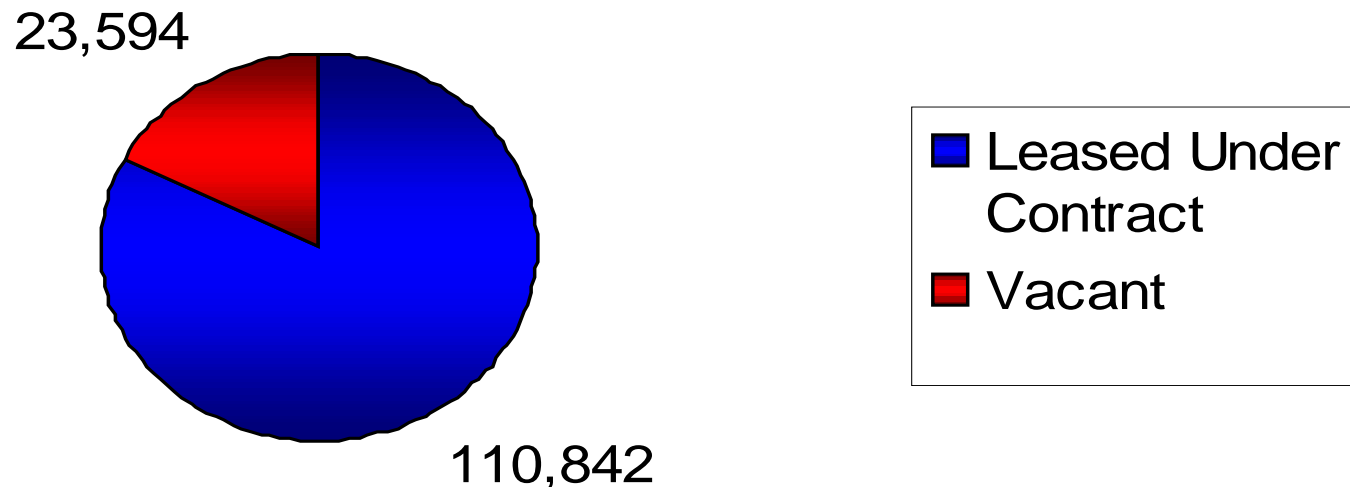
- **Considers the economic impact to the region**
- **Reduces management expenses**
- **Protects and preserves the land for present and future generations**
- **Land is in an improved condition when turned over to project**

Interim Land Management Program Goals

to manage land pending project construction

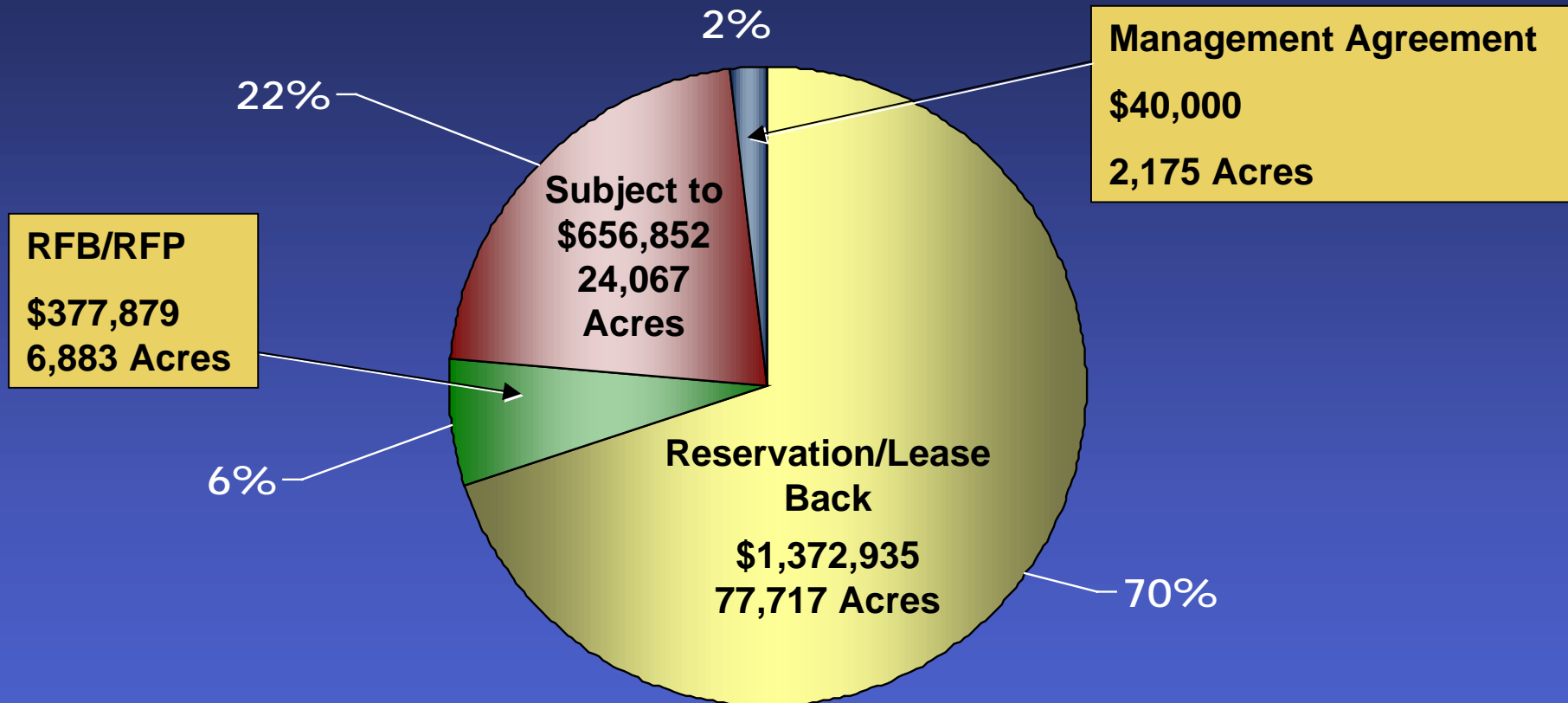
- Preserve and protect the resource
- Reduce exotic plant infestation
- Preserve existing agricultural economy
- Provide alternate source of revenue which reduces taxpayer burden for land management activities
- Retain property on local county tax rolls

Interim Property Management *Managed Acres*

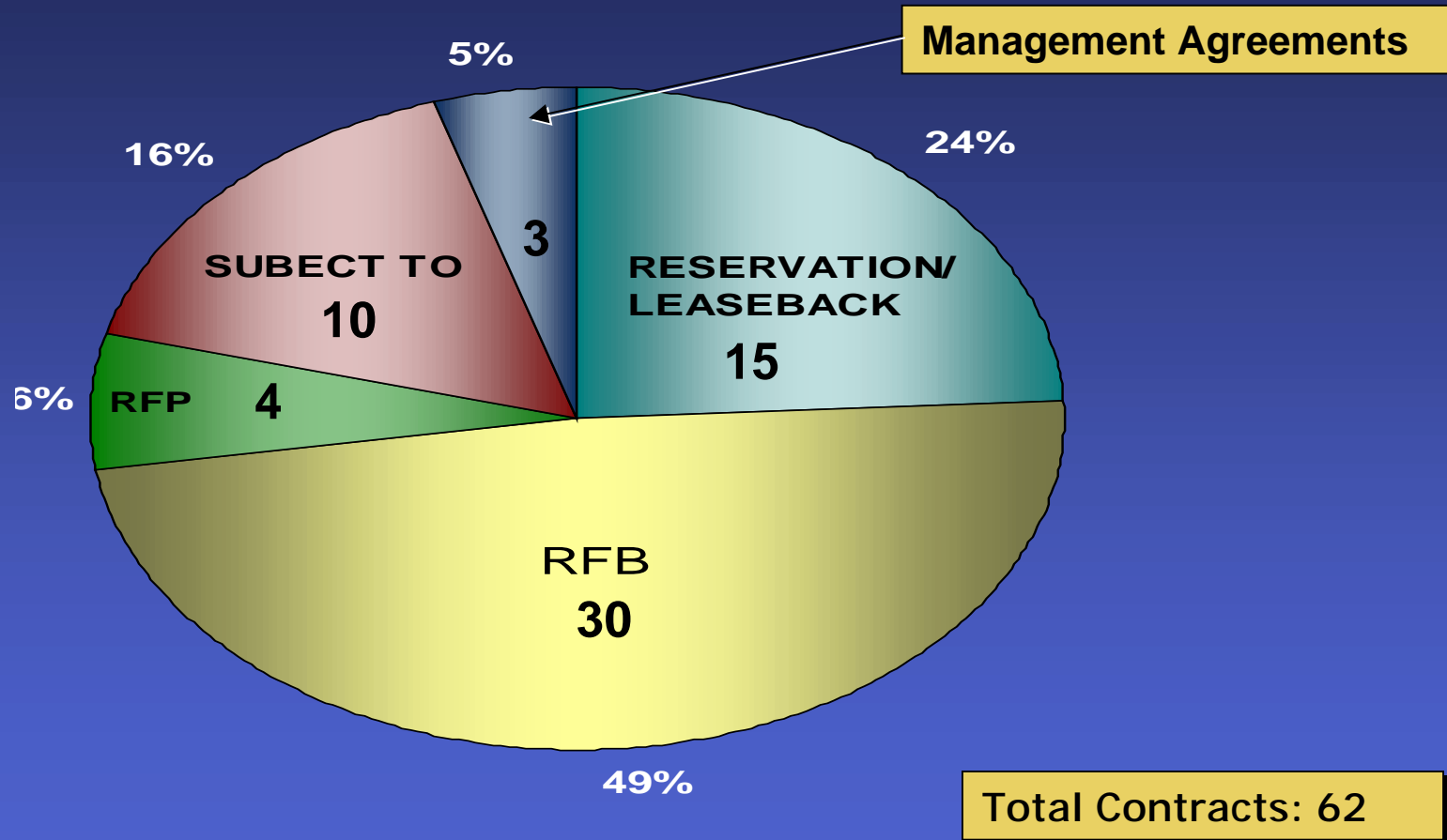


TOTAL ACRES 134,437

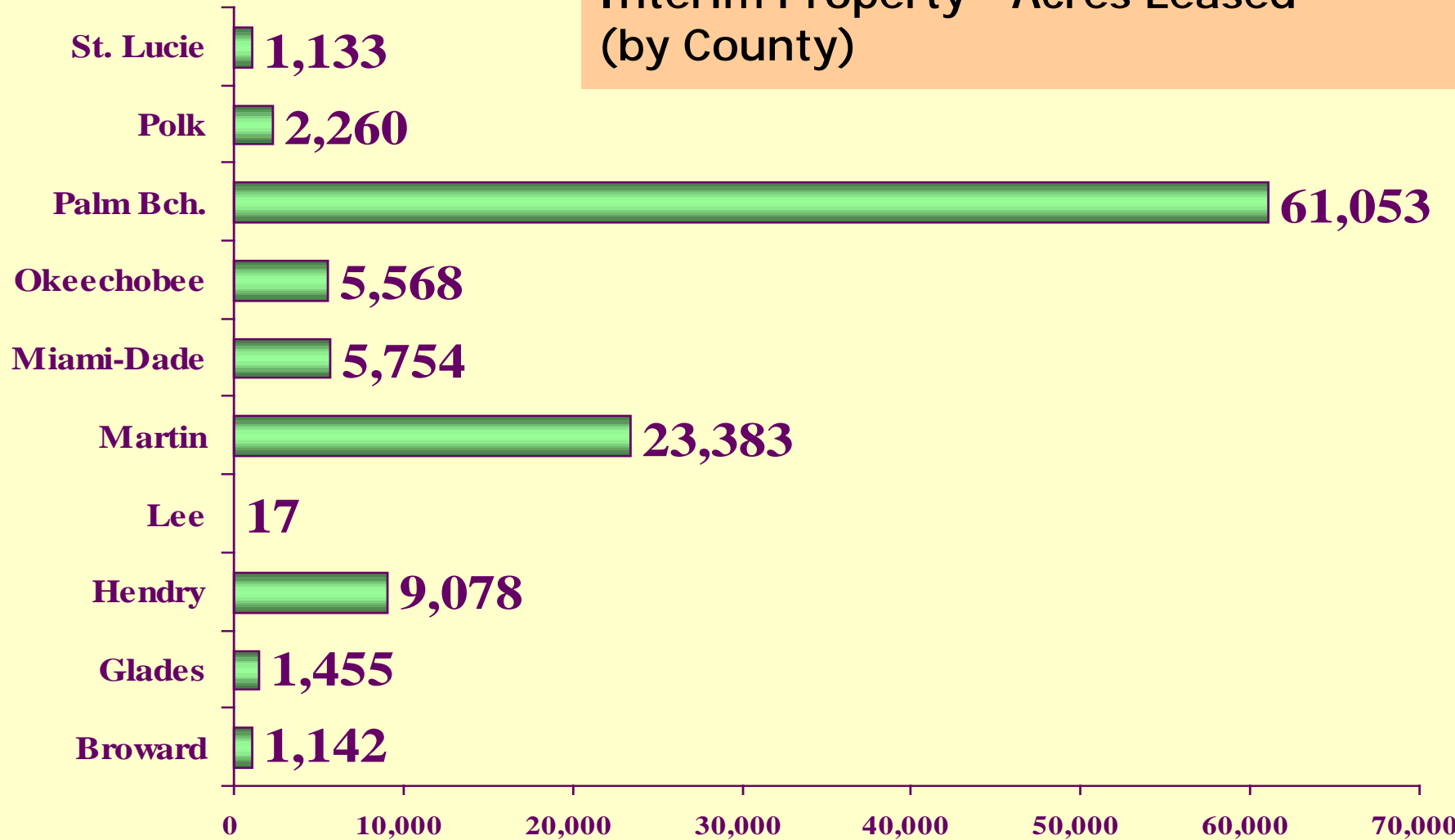
Interim Property Management *Contracts by Acquisition Method*

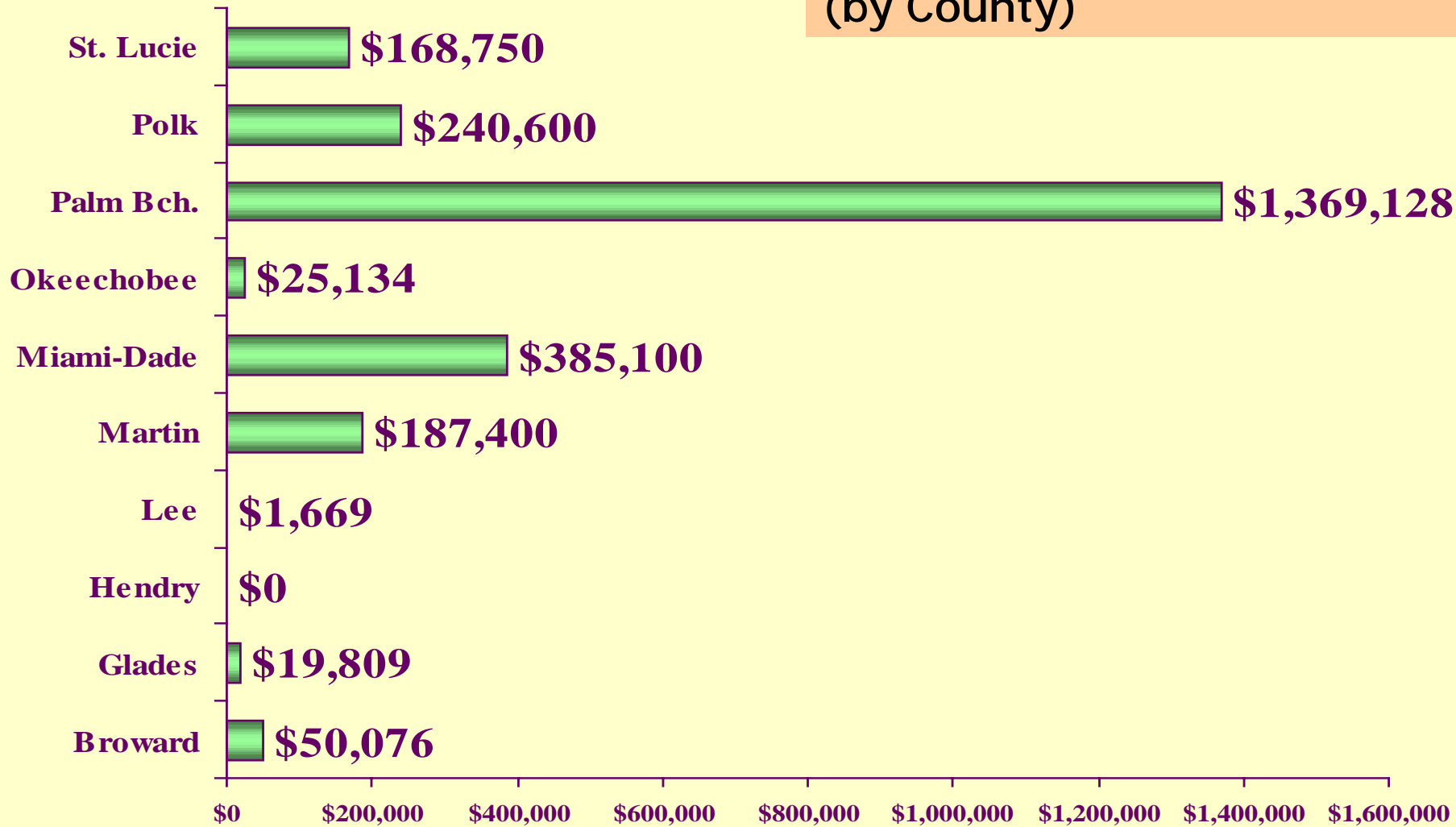


Interim Property Management *Contracts by Type*



Interim Property - Acres Leased
(by County)



Interim Property -Revenue
(by County)

Interim Property Management

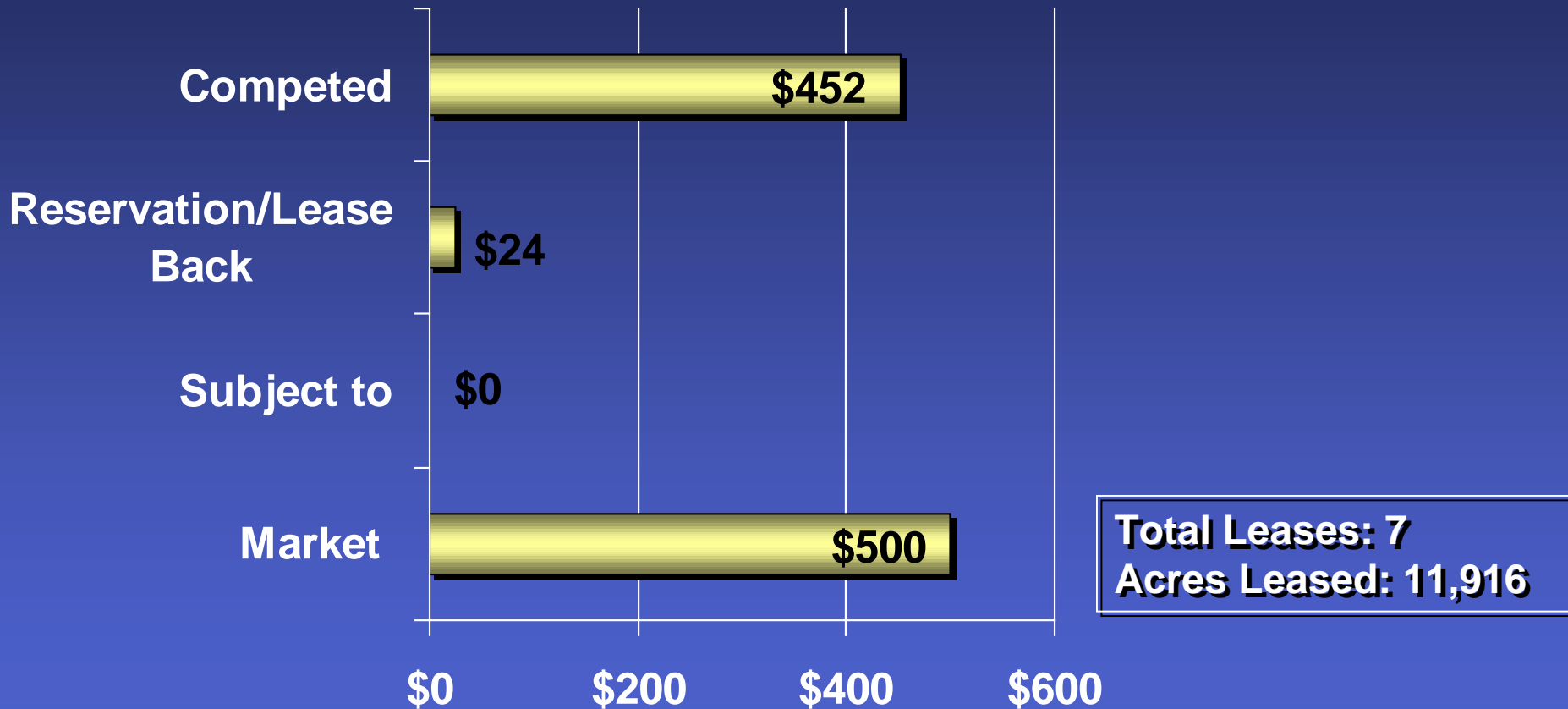
Row Crop - Per Acre Market Comparison



Total Leases 25
Acres Leased 4,012

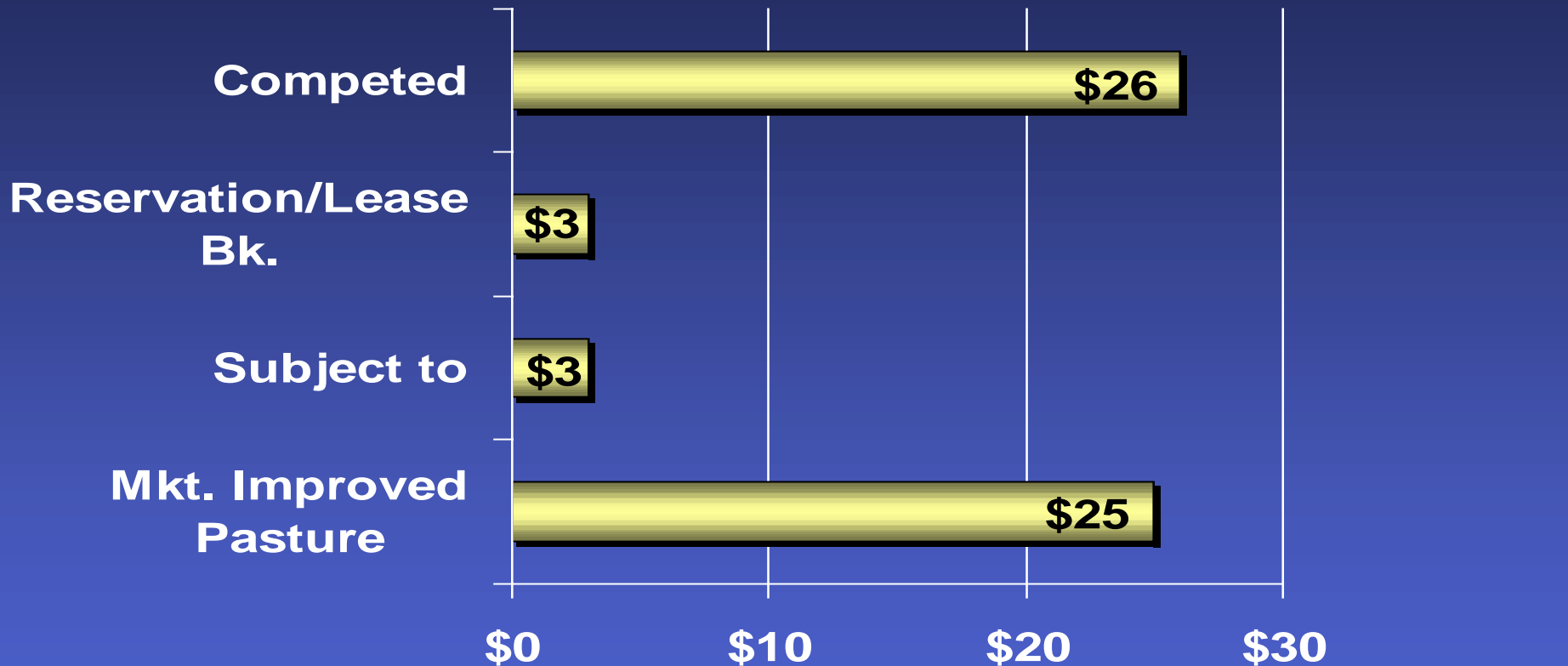
Interim Property Management

Citrus - Per Acre Market Comparison



Interim Property Management

Cattle Grazing - Per Acre Market Comparison



Total Leases: 11
Acres Leased: 31,148

Interim Property Management

Sugar Cane - Per Acre Market Comparison



Total Leases: 4
Acres Leased: 53,058

Interim Property Management

Sod - Per Acre Market Comparison



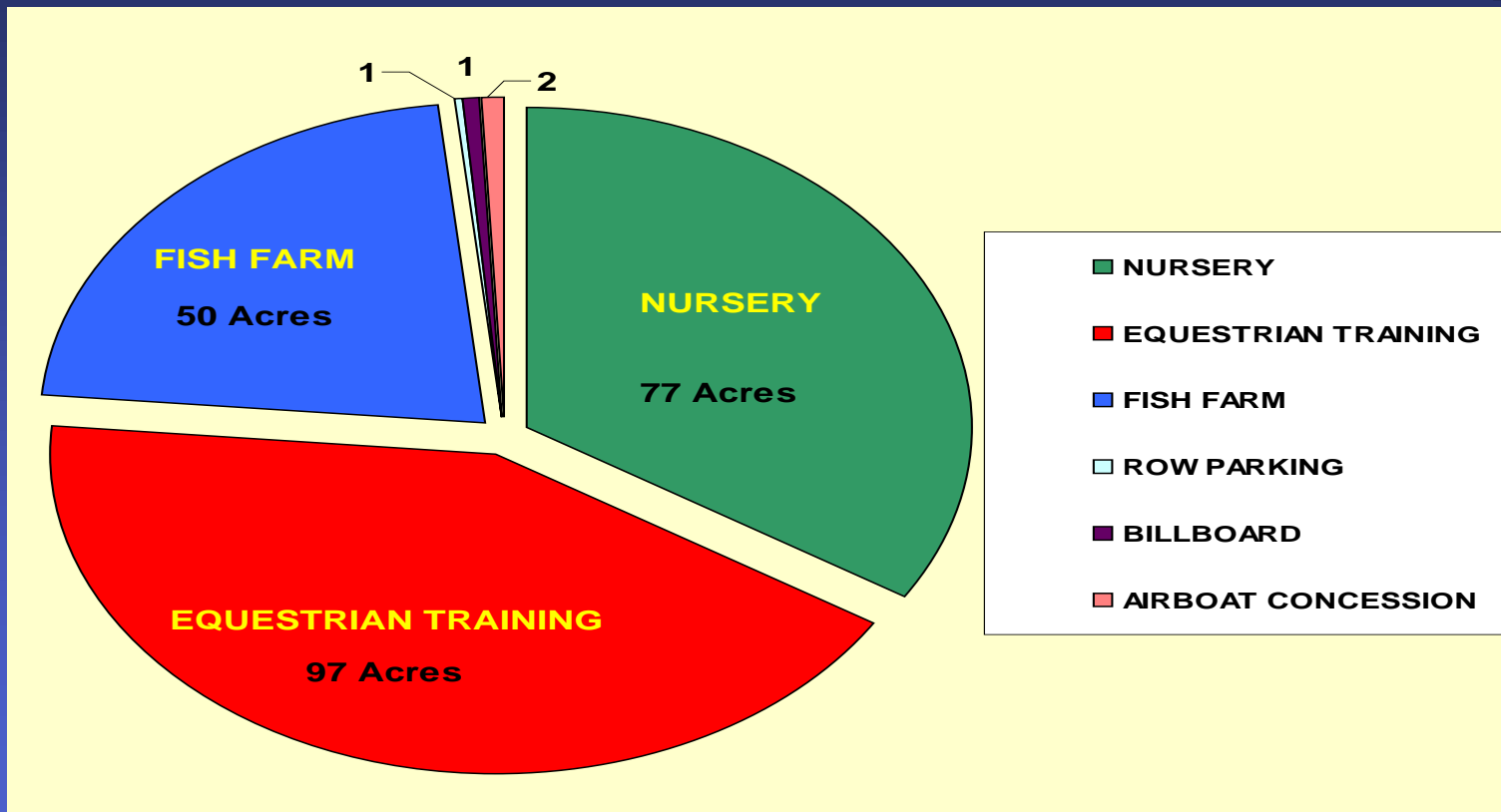
Interim Property Management

Raycom Tower Lease

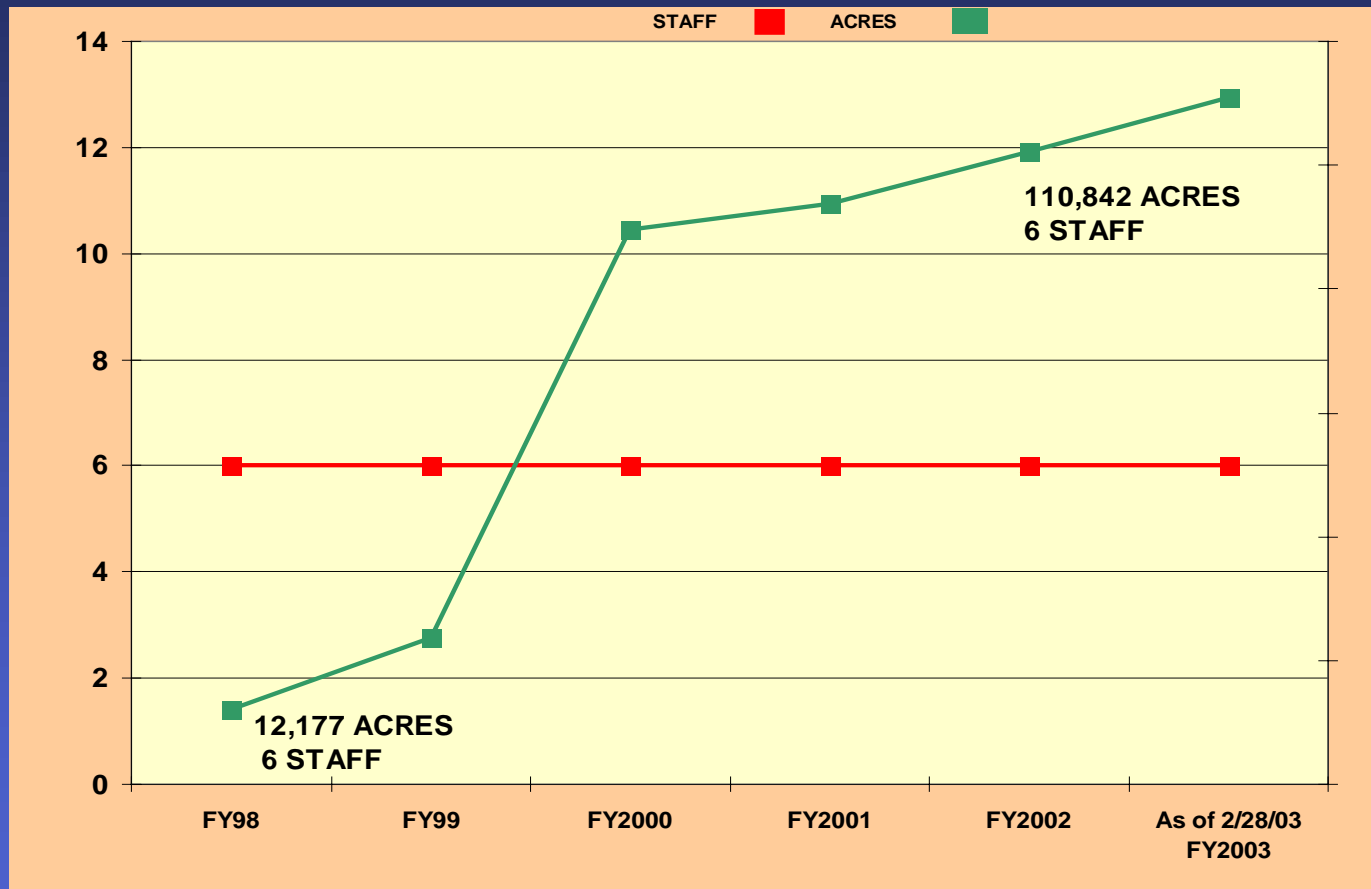
- Purchased 1,604 acres from Strazzulla Bros.
July 27, 1988 with an existing 50 year tower
lease on 111 acres \$3,000.000
Total value of the original 50 year lease **\$2,800,000**
- August 1998 - allowed other facilities on the
tower and revised the rent schedule
Amended value of lease **\$4,950,000**
- April 2001 - authorized expansion to
accommodate conversion to high definition
digital TV and fixed 30 year term with inflation
factor
Amended value of lease **\$9,194,285**

Interim Property Management

Acres Leased-Miscellaneous Purpose



Interim Property Management *1998-2003 Acres Leased/Staff*



Maintaining Perimeter Fencing



Unexpected Maintenance & Repair

Replacing Culverts



Record & Inventory Purchased Assets



Lease-required BMP

Secondary Containment around Fuel Tanks



Illegal Dumping & Debris Cleanup



Billboard Acquisitions



Liquidation Sale of Nursery Stock



Exotics Control

Brazilian Pepper - Before



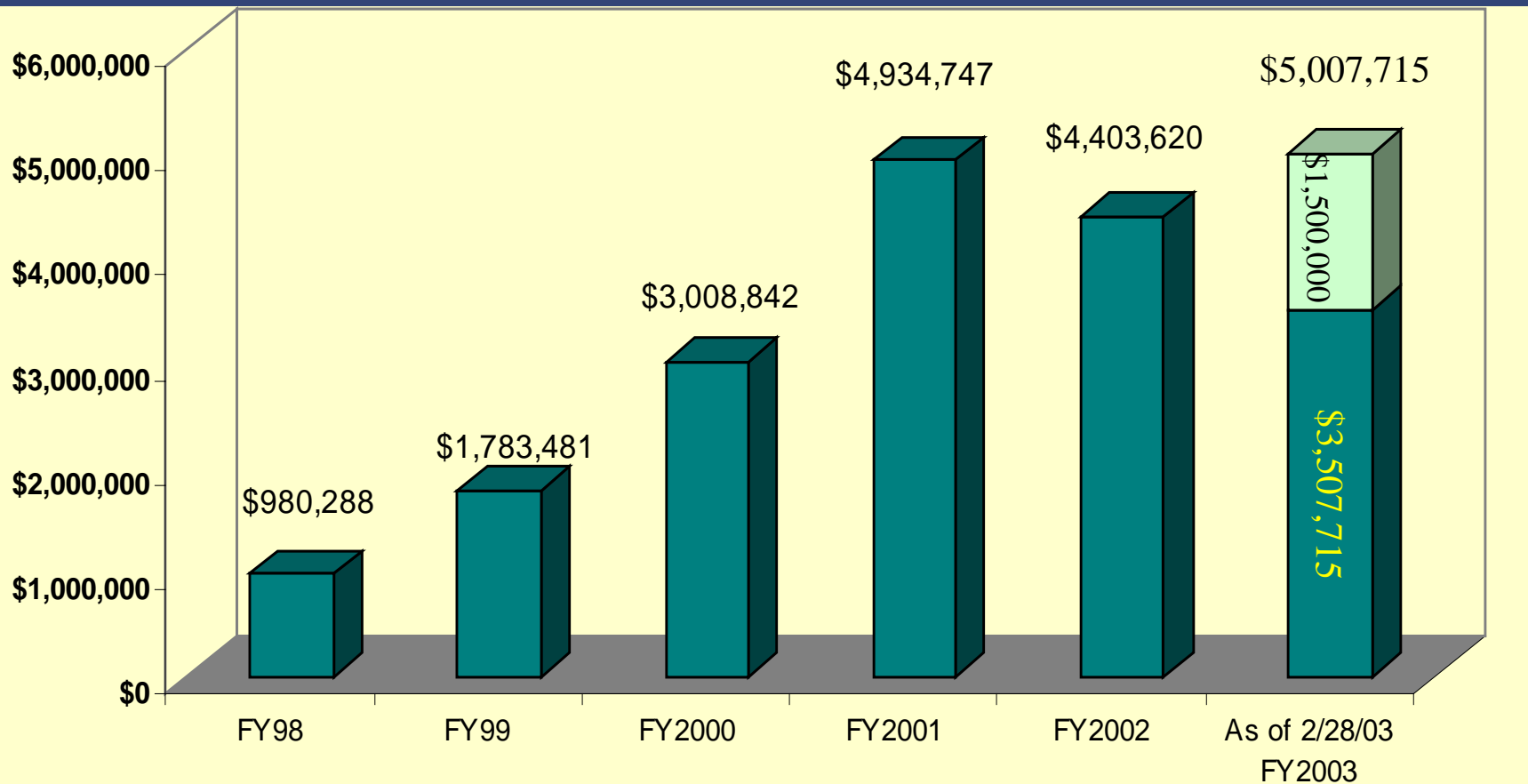
Brazilian Pepper - After



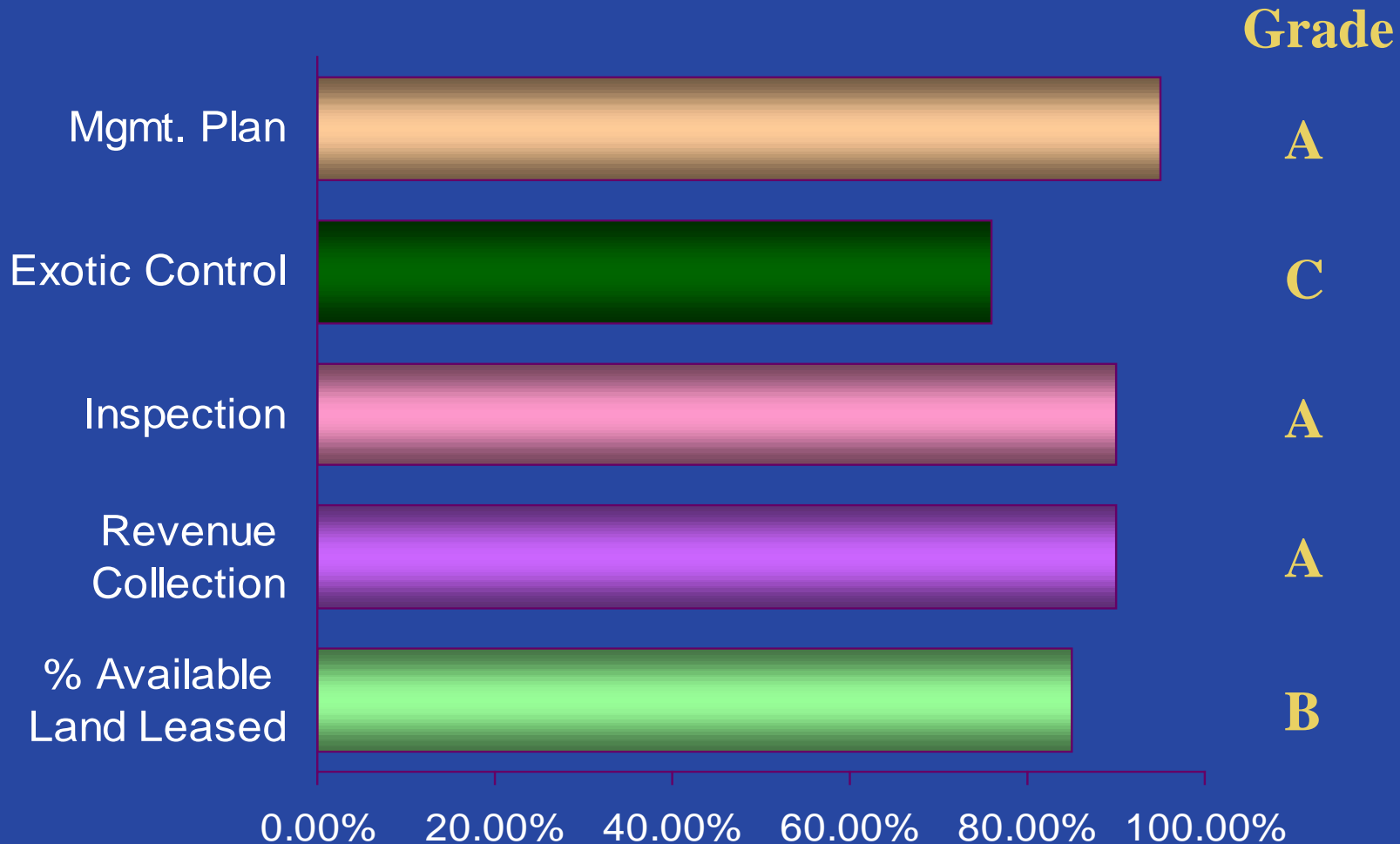
Demolition and Environmental Cleanup



Interim Property Management -Revenue and Cost Avoidance to date Total Contribution *\$20.1 million*



Interim Land Management Scorecard



Interim Property Management *Conclusions*

- **High growth program brings challenges:**
 - **volume of acquisitions outpacing staff resources**
 - **increasing exotic management needs**
 - **complex contracts require intensive administration**
 - **emphasis on including Land Management issues in Land Acquisition negotiations**
 - **maximize revenue while protecting the resources**

Interim Property Management *Professional and Diverse Staff*

Masters of Business Administration

Master of Public Administration

Master of Regional and Community Planning

Master of Chemical Engineering

Nationally Certified Real Property Administrator

Professional Engineer

Fellows of Natural Resource Leadership Institute

Licensed Landscape Architect

Frog Pond



Board Recognition of Frog Pond Lessee Partners

Joe DeSousa

George Suarez

William Chen

George Wright

Jim Harvey

Presentation by Chip Merriam

FROG POND MANAGEMENT STAFF RECOMMENDATION

- No agricultural leases during project construction
- Upon successful completion and operation of the project, re-evaluate appropriate land-use opportunities
- In event of future agricultural leases, implement competitive bid process